# Single-Family Housing One Bedroom / One Bath Model

# YAVAPAI COUNTY 1015 Fair Street Prescott, Arizona

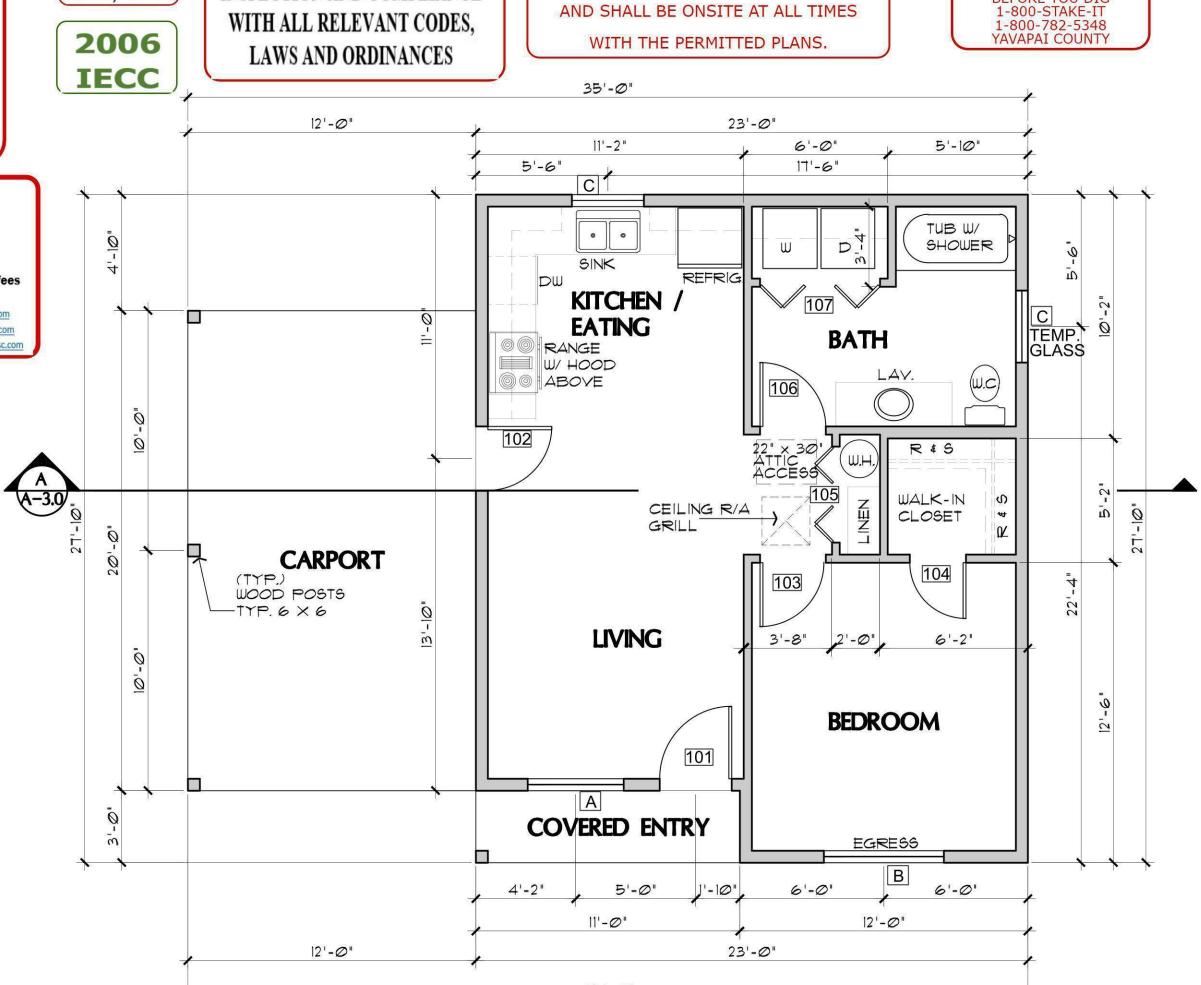




IMPORTANT!
Footings will not be
inspected until all property
corners are properly pinned, flagged and easily identifiable to the inspector



2018



THE ENGINEERED GEOTECHNICAL REPORT

S A PART OF THE PERMITTED DOCUMENTS

WORKING DAYS

BEFORE YOU DIG

# INDEX TO DRAWINGS

FLOOR PLAN / SCHEDULES GARAGE ALTERNATE SHEET FOUNDATION PLAN / ROOF FRAMING PLAN / DETAILS EXTERIOR ELEVATIONS / BLDG. SECTIONS

HVAC / ELECTRICAL PLANS

## PROJECT INFORMATION

ALL WORK SHALL CONFORM TO ALL YAVAPAI COUNTY ADOPTED CODES, ORDINANCES AND POLICIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 INTERNATIONAL PLUMBING CODE (IPC) 2018 INTERNATIONAL MECHANICAL CODE (IMC) 2017 NATIONAL ELECTRIC CODE (NEC) 2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

LIVABLE: 607 SQ. FT. CARPORT/ALT. GARAGE: 240 SQ. FT. COVERED ENTRY: 33 SQ. FT. 880 SQ. FT. TOTAL UNDER ROOF:

OCCUPANCY: R-3 (Single-Family Residential) CONSTRUCTION TYPE: V-B

### GENERAL NOTES

1. DUE TO REPROGRAPHIC PROCESS, THESE PLANS MAY NOT BE ACCURATE TO SCALE, DIMENSIONS ARE NOT TO BE SCALED FROM THE WORKING DRAWINGS.

2. BEFORE ORDERING ANY MATERIALS OR STARTING ANY WORK CONTRACTORS SHALL VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. ANY DEVIATION AND/OR UNSAFE OR UNREGULATED CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF YAVAPAI COUNTY DEVELOPMENT SERVICES

3. GENERAL CONTRACTOR TO VERIFY AND LOCATE ALL UTILITY STUB OUTS AND MAINS BEFORE BEGINNING CONSTRUCTION OF PROJECT.

4. GENERAL CONTRACTOR TO VERIFY THE REMOVAL AND/OR REPLANTING OF LANDSCAPE IF THE CONDITION OCCURS OVER THE PROJECT SITE. 5. DAMAGE TO SITE, UTILITIES, OR NEWLY BUILT IMPROVEMENTS, NOT

DESIGNED FOR REMOVAL, SHALL BE THE RESPONSIBLITY OF THE GENERAL CONTRACTOR INVOLVED, AND SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE SAME.

6. VERIFY UNIFORMITY OF ALL FRAMING SO AS TO CREATE A SMOOTH, REGULAR FINISH WITH NO IRREGULARITIES.

T. IT IS THE RESPONSIBILTY OF THE GENRAL CONTRACTOR, TO THOROUGHLY REVIEW THE PLANS AND TO NOTIFY YAVAPAI COUNTY DEVELOPMENT SERVICES OF ANY DISCREPANCIES. YAYAPAI COUNTY, NOR THE ARCHITECT-OF-RECORD, WILL NOT BE RESPONSIBLE FOR MATERIALS IMPROPERLY ORDERED OR INSTALLED.

8. FAILURE BY THE GENERAL CONTRACTOR, OR SUB-CONTRACTORS, TO AQUAINT THEM-SELVES WITH ALL AVAILABLE INFORMATION CONCERNING THIS PROJECT SHALL NOT RELIEVE THEM OF THE RESPONSIBILITY TO PERFORM THEIR

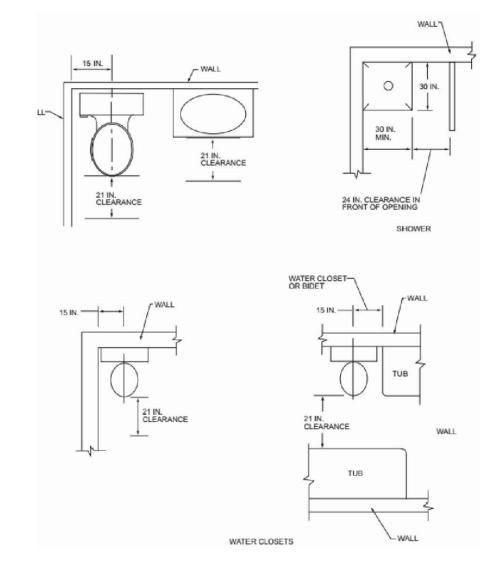
- 9. APPROVAL OF ALL CONSTRUCTION IS SUBJECT TO FIELD VERIFICATION BY YAVAPAI COUNTY PERSONELL.
- 10. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE (1) OPERATING WINDOW, OR DOOR, FOR EMERGENCY EGRESS, OPEN DIRECTLY TO A STREET, ALLEY, OR YARD.

EFFECTIVE APRIL 20, 2006 FULLY SHIELDED FIXTURES ARE REQUIRED FOR ALL EXTERIOR LAMP:

### RAIN GUTTERS / DRAINAGE Rainwater from roofs and storm water from paved areas

yards, courts and courtyards shall drain to an approved place of disposal. (1101.2 2018 IPC) Drainage away from structure shall be determined by Geotechnical Report

SPECIAL INSPECTION REQUIRED Reports to be supplied to **Building Inspector** 



#### PLUMBING FIXTURE CLEARANCES PER IRC FIGURE R301.1 NO SCALE

CAUTION Yavapai County permitted building plans do not relieve the Owner or General Contractor from their responsibilities to conform to all adopted building codes. Every effort has been made to provide a thorough plan review, however plans may contain irregularities. If plans do not contain the proper information or details the Owner/General Contractor Shall Not proceed with the project until the issue has been resolved through Yavapai County and any

professional involved in the project.

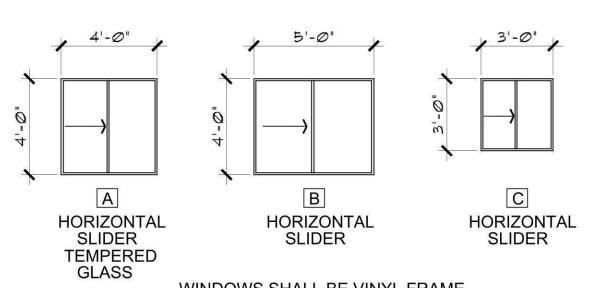
Yavapai County Ordinance, Section 112.6 Drainage across Property Lines. Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of non-erosive down-drains or other devices.

### FLOOR PLAN (see sheet A-1.1 for Garage Alternate)

# DOOR SCHEDULE

DR. #	SIZE			DOOR TYPE	
	W.	H.	T.		REMARKS
101	3'-0"	6'-8"	1-3/4"	6-PANEL SOLID-CORE WOOD	
102	2'-8"	6'-8"	1-3/4"	2-PANEL SOLID-CORE WOOD W/ TEMPERED GLASS VISION PANEL	SELF-CLOSING & SELF-LATCHING PROVIDE THRESHOLD AND WEATHERSTRIPPING
103	2'-8"	6'-8"	1-3/8"	INTERIOR 4-PANEL HOLLOW CORE	
104	2'-4"	6'-8"	1-3/8"	INTERIOR 4-PANEL HOLLOW CORE	
105	4'-0"	6'-8"	1-1/8"	LOUVERED BI-FOLD	
106	2'-8"	6'-8"	1-3/8"	INTERIOR 4-PANEL HOLLOW CORE	
107	5'-0"	6'-8"	1-1/8"	PANELED BI-FOLD	
108	2'-8"	6'-8"	1-3/8"	4-PANEL SOLID CORE FROM GARAGE	SELF-CLOSING & SELF-LATCHING PROVIDE THRESHOLD AND WEATHERSTRIPPING

NOTE: WHEN USING DOOR #2 WITH THE ALTERNATE GARAGE, SELF-CLOSING & SELF-LATCHING ARE NOT REQUIRED.



APPROVAL IS SUBJECT TO FIELD

INSPECTION AND COMPLIANCE

WINDOWS SHALL BE VINYL FRAME MAX. U-FACTOR: 0.40 (OPTION TO ELIMINATE FOUNDATION **INSULATION IF USING 0.32 OR BELOW** U-FACTOR)

WINDOW TYPES

SCALE: 1/4" = 1'-0"

NOTE: FENESTRATION IN ZONE 2 (ELEVATIONS BELOW 3500 FT.) SHALL HAVE A MAXIMUM U-FACTOR OF 0.75, AND A MAXIMUM FENESTRATION SHGC FACTOR OF 0.40 FENESTRATION IN ZONE 4 (ELEVATIONS 3500 FT. AND ABOVE) SHALL HAVE A MAXIMU U-FACTOR OF 0.40. THE SHGC FACTOR IN ZONE 4 IS NOT APPLICABLE.

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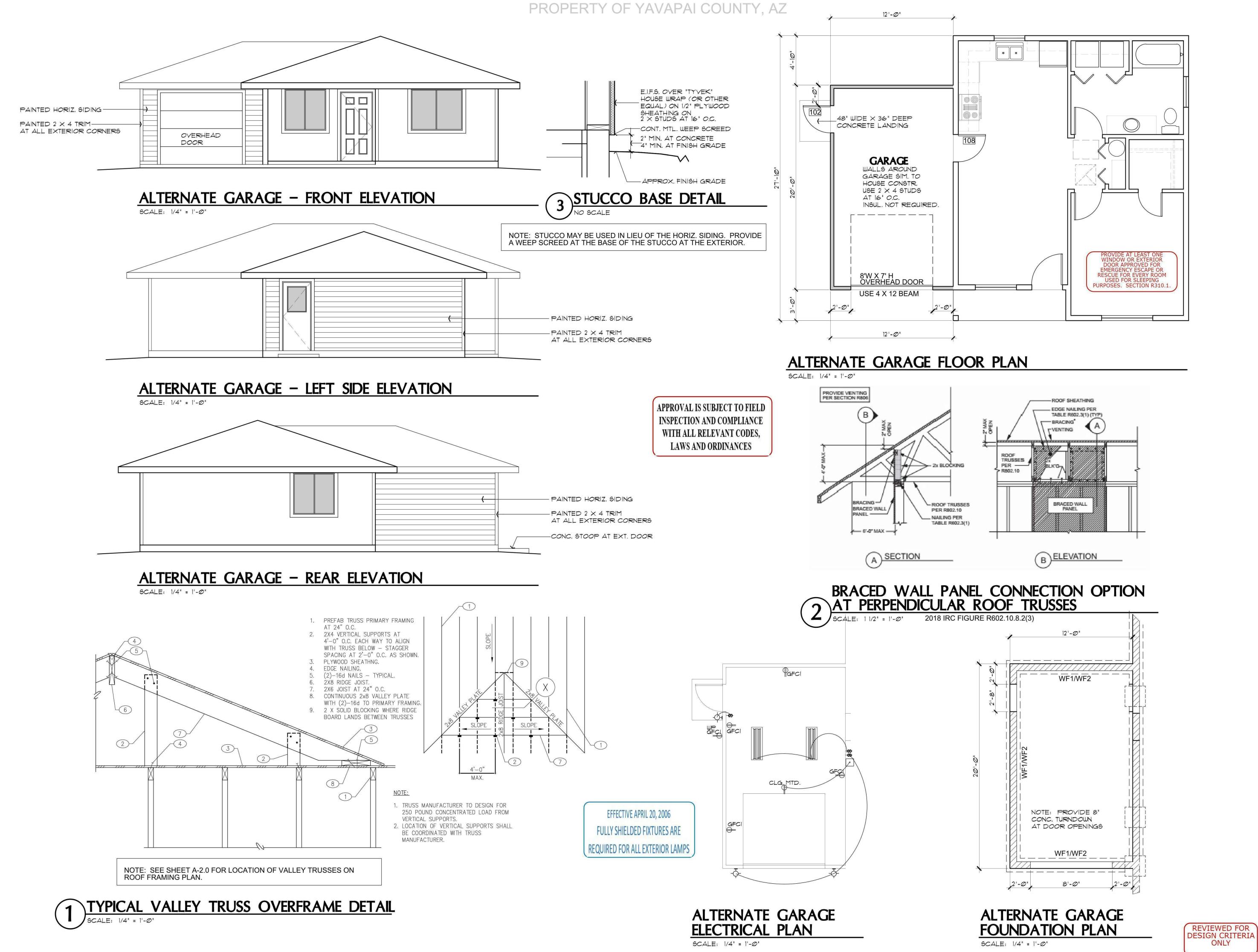
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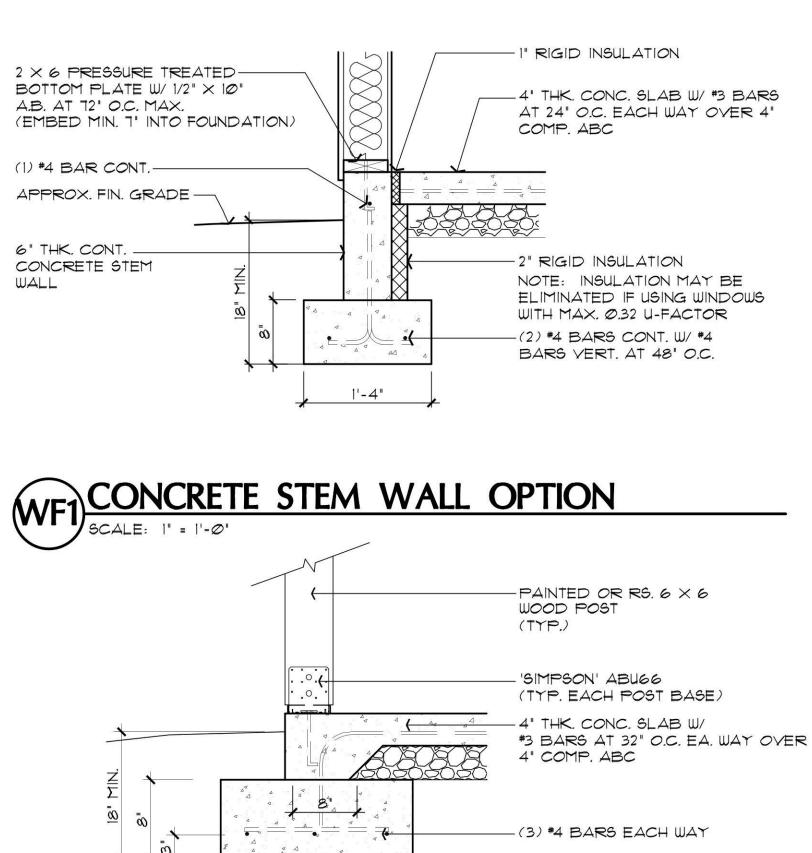
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TE GARAGE 1 BEDROOM

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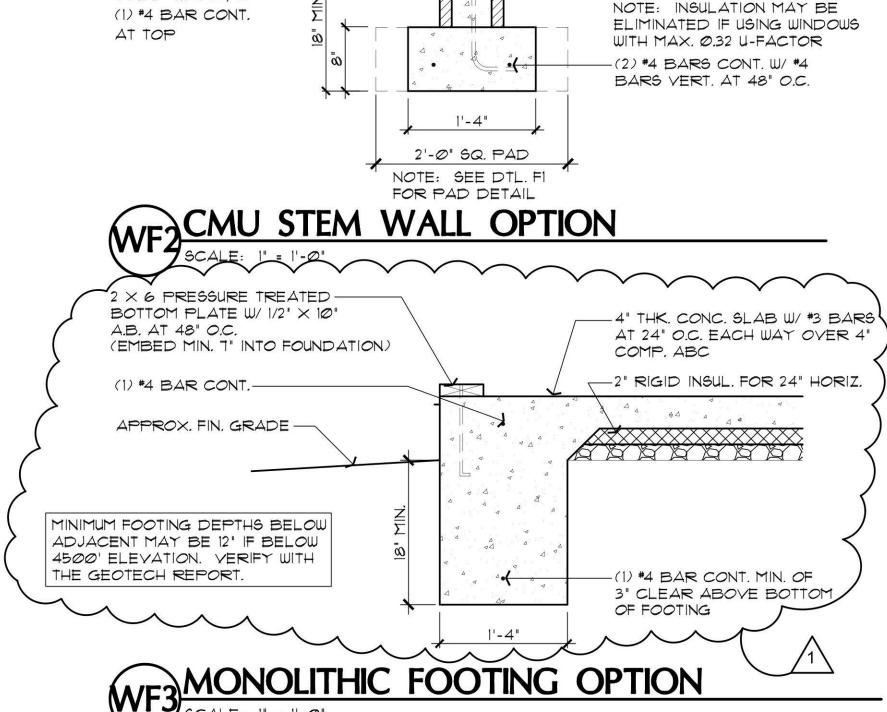
2'-Ø SQUARE-

#### POST BASE FOOTING SCALE: 1" = 1'-0"

### FOUNDATION NOTES

- 1. FOOTINGS TO BE A MIN. OF 8" THICK IN 18" MIN. UNDISTURBED SOIL. & EXTEND THRU ANY CLAY OR EXPANSIVE SOIL
- 2. FOOTINGS AND INTERIOR FLATWORK TO BE MIN. 2500 P.S.I. MIN COMPRESSIVE STRENGTH AT 28 DAYS.
- 3. FOUNDATION SUPPORTED WOOD TO EXTEND MIN. 6" ABOVE FINISH GRADE 4. FOUNDATION PLATES AND SILLS SHALL BE BOLTED TO
- FOUNDATION WITH MIN. 1/2" BOLTS 6'-0" O.C., 12" FROM CORNERS AND EMBEDDED 7" INTO FOUNDATION WALL 5. EXTERIOR FLATWORK SLOPE TO BE 1/4" PER FOOT.
- 6. CONTRACTOR TO EMBED 20' OF #4 G.A. COPPER WIRE IN FOOTING FOR ELECTRICAL SERVICE GROUND.
- 7. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- 8. ALL EXTERIOR PLATES, LOAD BEARING AND NON LOAD BEARING SHALL BE PRESSURE TREATED, LESS THAN 8" ABOVE GRADE
- 9. FILL BEING PLACED THAT EXCEEDS 2' WILL REQUIRE A CERTIFIED COMPACTION TEST AND REPORT.

**ROOF OVERHANG DETAIL** 



2 × 6 PRESSURE TREATED -

BOTTOM PLATE W/ 1/2" × 10"

(EMBED MIN. 7" INTO FOUNDATION)

A.B. AT 48" O.C.

(1) #4 BAR CONT .-

8' CMU STEMWALL

SOLID GROUT, W/

APPROX. FIN. GRADE

Yavapai County Snow Load by Elevation

12" O.C. FOR INTERMEDIATE SUPPORTS.

ROOF OVERHANG AT BEAM DETAIL

PER IRC TABLE R602.3(1)

ELEVATION	SNOW LOAD	FOOTING DEPTH	ROOF SHEATHING
5000 ft. and Below	20 PSF	12" below 4500 ft. 18" above 4500 ft.	1/2"
5001 ft. to 5900 ft.	30 PSF*	18"	1/2"
5901 ft To 6200 ft.	40 PSF*	18"	½" or 5/8" With tile over 60#TL
6201 ft. to 6500 ft.	45 PSF*	18"	5/8"
Over 6501 ft.	50 PSF*	24"	5/8"

-- 4" THK, CONC, SLAB W/ #3 BARS AT 32" O.C. EA. WAY OVER 4' COMP. ABC

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COMP. ABC

-4" THK. CONC. SLAB W/ #3 BARS

--2" RIGID INSUL. FOR 24" HORIZ.

AT 24" O.C. EACH WAY OVER 4"

PER SECTION 110.3.4 OF THE 2018 YCABC ORDINANCE 2014-1: PRE-SLAB INSPECTIONS ARE REQUIRED SEE DETAILS WFI AND WF2 FOOTING OPTIONS THIS SHEET THE ENGINEERED GEOTECHNICAL REPOR IS A PART OF THE PERMITTED DOCUMENTS |F2 AND SHALL BE ONSITE AT ALL TIMES WITH THE PERMITTED PLANS WF1/WF2/WF3 WF2 PAD WF1/WF2/WF3 F2 9'-2" 13'-10" 12'-0" 23'-0" 35'-Ø" NOTE: HOLDDOWNS NOT REQUIRED FOUNDATION PLAN SCALE: 1/4" = 1'-0" NOTE: THE FOOTINGS SIZE, THICKNESS, AND BOTTOM OF FOOTING DEPTH SHALL BE PER THE GEOTECHNICAL REPORT/ENGINEER'S REQUIREMENTS. THIS SHALL INCLUDE ANY OVER EXCAVATIONS, ENGINEERED PAD REQUIREMENTS, AND/OR A CHANGE IN DEPTH, AND TYPE OF BASE COURSE APPROVAL IS SUBJECT TO FIELD UNDER THE CONCRETE SLABS. INSPECTION AND COMPLIANCE WITH ALL RELEVANT CODES, LAWS AND ORDINANCES TO BE ON SITE AT TIM OF INSPECTION NOTE: TRUSS-TO-GIRDER **CONNECTIONS TO BE** SIMPSON HTU26 OR OTHER EQUAL

35'-0"

23'-0"

WF1/WF2/WF3

NO SLAB GRADE OR FLOOR

FRAMING INSPECTIONS

WILL BE CONDUCTED

WITHOUT COMPACTION REPORTS

COMPACTED ABC

4" THICK CONCRETE SLAB

W/ #3 BARS AT 24" O.C. EACH WAY, OVER 4" THICK MIN.

12'-0"

Footings will not be nspected until all property

rners are properly pinne

flagged and easily dentifiable to the inspecto

PLAN VIEW - MITERED BEAM AT F2 TYPICAL TURN-DOWN FOOTING CORNER POSTS CONNECTION SCALE: 1" = 1'-0" SCALE: 1 1/2" = 1'-0" ASPHALT SHINGLES OVER ASPHALT SHINGLES OVER 15# ROOFING FELT, ON 15# ROOFING FELT, ON EXT. GRADE PLYWOOD, EXT. GRADE PLYWOOD, ON PRE-ENGINEERED WOOD ON PRE-ENGINEERED WOOD (SEE CHART THIS SHEET) (SEE CHART THIS SHEET) TRUSSES AT 24" O.C. TRUSSES AT 24" O.C. R-38 BATT INSULATION R-38 BATT INSULATION INSULATION BAFFLE BETWEEN INSULATION BAFFLE BETWEEN EACH TRUSS EACH TRUSS SIMPSON H2.5A (TYPICAL SIMPSON H2.5A (TYPICAL EACH TRUSS, UNLESS EACH TRUSS, UNLESS NOTED OTHERWISE) NOTED OTHERWISE) 2 X FRIEZE BOARD (TYPICAL 2 X FRIEZE BOARD (TYPICAL BETWEEN EACH TRUSS). PROVIDE BETWEEN EACH TRUSS). PROVIDE HOLE VENTS W/ INSECT SCREENS HOLE VENTS W/ INSECT SCREENS -CONT. 4" ALUMINUM GUTTER — CONT. 4" ALUMINUM GUTTER -CONT. 2 X 8 PAINTED FASCIA  $-CONT. 2 \times 8$  PAINTED FASCIA 2'-0" SIMPSON 'BC6' POST CAP (TYP.) 4" ALUMINUM DOWNSPOUTS 4" ALUMINUM DOWNSPOUTS AS SHOWN ON ROOF PLAN AS SHOWN ON ROOF PLAN HORIZ, FIBER-BOARD SIDING 6 x 6 PAINTED WOOD POST OVER "TYVEK" OR OTHER EQUAL HOUSEWRAP, OVER 3/8' PLYWOOD, ON 2 X 6 STUDS AT 16" O.C. (2 × 4 STUDS AT GARAGE ALTERNATE) R-21 BATT INSULATION PAINTED 1/2" A/C PLYWOOD OR OSB ATTACH ROOF SHEATHING W/ 8d COMMON NAIL (2 1/2" × Ø.131") 6" O.C. AT EDGES, TAPED, TEXTURED & PAINTED

WOOD BEAM AS PER

ROOF FRAMING PLAN

MITER BEAMS AT TOP

-1/2" DIA. LAG BOLT THRU

MIN. 6" EMBEDMENT INTO

TOPS OF WOOD BEAMS,

(MIN. ONE PER BEAM)

THIS SHEET

OF WOOD POST

WOOD POSTS

1/2" DRYWALL AT WALLS

AND CEILINGS

THJA28 LUS26 L A-3.0 TYP. ROOF VENT THJA26 AS INDICATED 430PLF  $\times$  12 = 61,920  $\times$  1.5 = 92,880 - / 1300 = 71.44 USE  $6 \times 12$ TYP. 4" ALUM. ROOF VENTILATION REQUIRED -880/300 = 3 SQ. FT. DEPICTS 4" DOWNSPOUT N GUTTER (CONT.) USE 12 OHAGIN SHINGLE VENT X 0.5 PLF = 6 SQ. FT. NOTE: ALL OPENING HEADERS

PROVIDE LOW VENTILATION AT FRIEZE BOARDS BETWEEN TRUSSES

**ROOF FRAMING PLAN** SCALE: 1/4" = 1'-0"

NOTE: PROVIDE PANEL EDGE SUPPORT FOR NARROW-WIDTH ROOF SHEATHING PER APA TECHNICAL REPORT #R275A.

AT EXT. WALLS TO BE 6 X 8

OOR PL HEDULES / 1 BATH CT INFO / OPENING I BEDROO/ X

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MARK F.

ROGERS

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**∧** 02/03/2022

1\FOOTING

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2" X 0.113", 1.5" PENETRATION 6" AT EDGES, 12" FIELD

SCALE: 1/4" = 1'-0"

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EXTERIOR ELEV 1 BEDROOM /

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PER SECTION 210-12 OF THE 2017 NEC

ARC-FAULT CIRCUIT

INTERRUPTERS ARE REQUIRED

INTERCONNECTED SMOKE DETECTORS

ARE REQUIRED FOR THIS PROJECT

PER R314.3.1. EACH SLEEPING ROOM

OUTSIDE EACH SLEEPING ROOM, AND

ON EACH FLOOR LEVEL

APPROVAL IS SUBJECT TO FIELD

INSPECTION AND COMPLIANCE

WITH ALL RELEVANT CODES,

LAWS AND ORDINANCES

### **ELECTRICAL SYMBOLS**

------ WALL MOUNTED LIGHT FIXTURE

-CEILING MOUNTED LIGHT FIXTURE

- DAMP-PROOF CEILING MOUNTED LIGHT FIXTURE

- 110v. 4-PLEX CONVENIENCE OUTLET MOUNTED

PENDANT LIGHT FIXTURE

1' × 4' SURFACE MTD. FLUORESCENT FIXTURE

- RECESSED CAN FIXTURE

12" A.F.F., OR AS NOTED

-GROUND-FAULT INTERRUPT

12" A.F.F., OR AS NOTED

WP GFCI - WEATHER-PROOF GROUND-FAULT INTERRUPT

- 220V RECEPTACLE

- SINGLE POLE SWITCH MOUNTED AT 48" OR AS NOTED

> - 3-WAY SINGLE POLE SWITCH MOUNTED AT 48" OR AS NOTED

- CEILING EXHAUST FAN

- SMOKE DETECTOR

- SMOKE DETECTOR / CARBON MONOXIDE COMBO

-CABLE TY OUTLET

-CEILING FAN W/ LIGHT KIT

- DOORBELL BUTTON

← TELEPHONE OUTLET 

#### **ENERGY NOTES:**

1. WINDOWS DOOR & SKYLIGHTS

\*FENESTRATION U-FACTOR WINDOW AND DOORS TO BE .40 STICKER SHALL REMAIN ON WINDOWS, SKYLIGHTS & DOORS UNTIL INSPECTED AND APPROVED FOR THE ABOVE REQUIREMENT. THE FOUNDATION SLAB INSULATION MAY BE ELIMINATED IF USING A MAX. 0.32 U-FACTOR ON GLAZING.

2. CEILINGS

\* CEILING INSULATION TO BE MIN. R-30 (ZONE 2)+ R-38 (ZONE 4) MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOIST AND MARKED WITH THE MIN. ISTALLED THICKNESS BY ONE INCH HIGH NUMBERS. A MIN. OF ONE MARKER SHALL BE INSTALLED FOR EVERY 300 SQ. FT. OF AREA WITH NUMBERS TO FACE THE ATTIC ACCESS OPENING. MARKERS MUST BE INSTALLED AT ROUGH IN OR WALL INSULATION INSPECTIONS.

3. WOOD FRAMED EXTERIOR WALLS (MIN. R-19 FOR 2 X 6 WALLS) \* WALL INSULATION SHALL BE IN SUBSTANTIAL CONTACT WITH THE SURFACE BEING INSULATED TO AVOID AIR PATHS THAT

BYPASS THE INSULATION. \* INSULATION SHALL NOT BE COMPRESSED BY INSET STAPLING OF THE BATT INSULATION OR OTHER MEANS \* INSULATION SHALL FILL ALL CAYATIES COMPLETLY BY CUTTING INSULATION AROUND ELECTRCAL OUTLETS AND SWITCHES AND BY SLICING INSULATION TO FIT BEHIND AND IN FRONT OF ELECTRICAL WIRING IN THE CAVITY AND PLUMBING PIPING \* BAND JOISTS AND OTHER INTERSTITIAL FLOOR ELEMENTS OF THE WALL SHALL BE INSULATED

4. NOT USED.

5. BUILDING THERMAL ENVELOPE

THE SEALING METHODS BETWEEN DISSIMILAR MATERAILS SHALL ALLOW FOR DIFFERENTAIL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED WEATHER STRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL:

EXPANSION TANK (PROVIDE SUPPORT)

— S.O.V., (TYP)

- UNION, TYPE

- CHECK VALVE TYP.

- HOT WATER RETURN

BECIRO

TO EXTERIOR

+ 4" SPACE

**ELECTRIC WATER HEATER** 

ALL AROUND

### ELECTRICAL GENERAL NOTES

1. ALL WORKMANSHIP, MATERIALS, AND METHODS SHALL CONFORM TO N.E.C. - 2017 EDITION.

2. ALL HABITABLE ROOMS SHALL BE PROVIDED W/ ELECTRICAL OUTLETS SO THAT NO PART OF THE WALL IS MORE THAN 6' FROM AN OUTLET. WALL SECTIONS 2' OR LARGER & KITCHEN COUNTERS WIDER THAN 12" SHALL BE SERVICED BY A RECEPTACLE.

3. ALL RECEPTICALS IN BATHROOMS, OUTSIDE & WITHIN 6' OF WATER SOURCE SHALL BE G.F.C.I.

4. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED ON SEPARATE CIRCUIT & SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRING & SHALL HAVE BATTERY BACKUP. CONNECT NEW SMOKE DETECTORS TO NEW AUDIBLE SYSTEM INSIDE EXISTING RESIDENCE.

5. LIGHTS IN CLOSETS SHALL BE 18" FROM SHELVING (MEASURED HORZTL OR BE RECESSED.

6. PROVIDE MINIMUM TWO 20A BRANCH CIRCUITS FOR RECEPTACLES LOCATED IN THE KITCHEN, PANTRY, EATING AREA, A SEPARATE 20A BRANCH CIRCUIT TO THE LAUNDRY EQUIP., AND A SEPARATE 20A BRANCH CIRCUIT FOR BATHROOM RECEPTACLES.

ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT SINGLE PHASE 15 & 20 AMP OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY COMBINATION TYPE ARC FAULT CURCUIT INTERUPTERS INSTALLED TO PROVIDE PROTECTION OF THE

8. FIXTURES, FITTINGS, BOXES AND RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL BE 'LISTED' TO BE SUITABLE FOR SUCH CONDITIONS.

9. CONTRACTOR TO EMBED 20' OF #4 AWG COPPER WIRE IN FOOTING FOR ELECTRICAL SERVICE GROUND, PROVIDE BONDING TO THE INTERIOR WATER PIPING AND ABOVE GROUND PORTION OF GAS PIPING SYSTEM.

A. ALL JOINTS, SEAMS AND PENETRATIONS. B. SITE BUILT WINDOWS, DOORS AND SKYLIGHTS

D. UTILITY PENETRATIONS.

THERMAL ENVELOPE.

CONDITIONED SPACES.

J. OTHER SOURCES OF INFILTRATION.

3 INCHEDS FROM INSULATION.

SEPARATE HEATING & COOLING SYSTEM.

8. HEAT PUMP SUPPLEMENTARY HEAT

F. KNEE WALLS

7. RECESSED LIGHTING

NOTE: DRAIN PAN, AND T&P

MUST DRAIN BY GRAVITY. WATER

HEATER SHALL BE HIGH ENOUGH

OFF THE FLOOR TO PROVIDE FOR

DISCHARGE PIPING TO EXTERIOR.

THEIR RESPECTIVE JAMBS AND FRAMING.

C. OPENINGS BETWEEN WINDO AND DOOR ASSEMBLIES AND

\* WINDOW, SKYLIGHT AND SLIDING GLASS DOOR SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN Ø.3 CFM PER

SPECIFICATIONS SHALL BE LISTED ON THE MANUF. LABEL.

(USE TYVEK HOUSE WRAP, INSTALL PER MANUF. SPECS)

ENEVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE

BETWEEN CONDITIONED AND UNCONDITIONED SPACES BY

A. IC RATED AND LABELED WITH ENCLOSURES THAT ARE

B. IC RATED AND LABELED AS MEETING ASTM E 283 t OR

CEILING CAVITY OR UNCONDITIONED SPACE OR

SEALED OR GASKETED TO PREVENT AIR LEAKAGE TO

C. LOCATED INSIDE AIRTIGHT SEALED BOX WITH CLEARANCES OF AT LEAST 0.5 INCH FROM COMBUSTIBLE MATERIAL AND

\* HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC- RESISTANCE

HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST

PREVENT SUPPLEMENTAL HEAT OPERATION WHTN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.

SQUARE FOOT, AND SINGING DOORS NO MORE THAN 0.5 CFM

RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL

E. DROPPED CEILINGS OR CHASES ADJACENT TO THE

G. WALLS AND CEILINGS SEPERATING GARAGE FROM

H. BEHIND TUB AND SHOWERS ON EXTERIOR WALLS

COMMEN WALLS BETWEEN DWELLING UNITS

10. IN KITCHEN AND DINING ROOMS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12' OR WIDER SO THAT AT NO POINT ALONG THE WALL IS MORE THAN 24" FROM A RECEPTACLE OUTLET AND SHALL BE GFCI PROTECTED.

11. PROVIDE AT LEAST ONE WEATHER PROOF RECEPTACLE OUTLET NOT MORE THAN 6'-6" ABOVE GRADE AND GFCI PROTECTED. AT THE FRONT AND BACK OF EACH DWELLING, ALL RECEPTACLES INSTALLED OUTDOORS MUST BE GFCI PROTECTED.

12. ALL EXTERIOR LIGHTING SHALL CONFORM TO YAVAPAI COUNTY DARK SKY ORDINANCE.

13. IN ATTICS, A SERVICE OUTLET & LIGHTING FIXTURE LOCATED NEAR THE APPLIANCE REQUIRING SERVICE SHALL BE CONTROLLED BY A SWITCH AT THE ENTRY OF THE ATTIC. (REQUIRED FOR ATTIC MOUNT FURNACES)

> 10. DUCT INSULATION \* SUPPLY AND RETURN DUCTS SHALL BE INSULATED TO A MIN OF R-8 (EXCEPT DUCTS THAT COMPLETLY INSIDE THE BUILDING THERMAL ENVELOPE.)

11. SEALING \* ALL DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES (NOT FOR AIR SUPPLY) USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.3.1 OF THE IRC.

12. MECHANICAL SYSTEM PIPING INSULATION \* MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 D. F OR BELOW 55 D. F SHALL BE INSULATED TO A MIN. OF R-2

13. CIRCULATING HOT WATER SYSTEMS

\* ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2. ALL NEW RESIDENCES WITH 2 OR MORE BATHROOMS SHALL HAVE A CIRCULATING HOT WATER SYSTEM. CHWS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HWCP WHEN THE SYSTEM IS NOT IN USE. THERMAL SIPHONING SYSTEMS SHALL HAVE A VALVE TO REDUCE FLOW.

14. MECHANICAL VENTIALTION \*OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC GRAVITY DAMPER THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

15. EQUIPTMENT SIZING

ALTERNATE SYSTEM SHALL BE CONSIDERED.

\*HEATING & COOLING EQUIPTMENT SHALL BE SIZED IN ACCORDANCE WITH SECTION M1401.3 OF THE IRC.

16. AIR LEAKAGE

AIR FLOW RETARDERS (HOUSE WRAPS) MUST BE: A. IMPERMEABLE TO AIR FLOW.

B. CONTINOUS OVER THE ENTIRE BUILDING ENVELOPE C. ABLE TO WITHSTAND THE FORCES THAT MAY ACT ON IT DURING AND AFTER CONSTRUCTION

D. DURABLE OVER THE EXPECTED LIFETIME OF THE BUILDING. E. ALL SEAMS AND EDGES MUST BE SEALED/TAPED PER MANUF SPECIFICATIONS

\* AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH DRYER INSULATE ALL HOT WATER PIPING WITH MINIMUM R-3 INSULATION NOTE: EXPANSION TANK SHALL BE SUPPORTED INDEPENDANTLY OF THE WATER PIPING, STRAP TO UNISTRUT MOUNTED ON WALI WATER HEATER -NOTE: INTERIOR GAS LINES TO BE PROVIDE SQUARE 3" DEEP—
GALVANIZED STEEL DRAIN PAN
WITH ALL SEAMS WATER TIGHT.
PROVIDE 3/4" DRAIN PIPE
CONNECTION TO PAN. PIPE DRAIN
PAN LINE & P & T RELIEF DRAIN
LINE INDEPENDANTLY TO TERMINATE
AS NOTED ON PLANS. MIN. 1/2"

GAS WATER HEATER OPTION

GAS PIPING ISOMETRIC NOTE: PLUMBING CONTRACTOR SHAL VERIFY ALL GAS PIPING SIZING

SIZE OF INCOMING

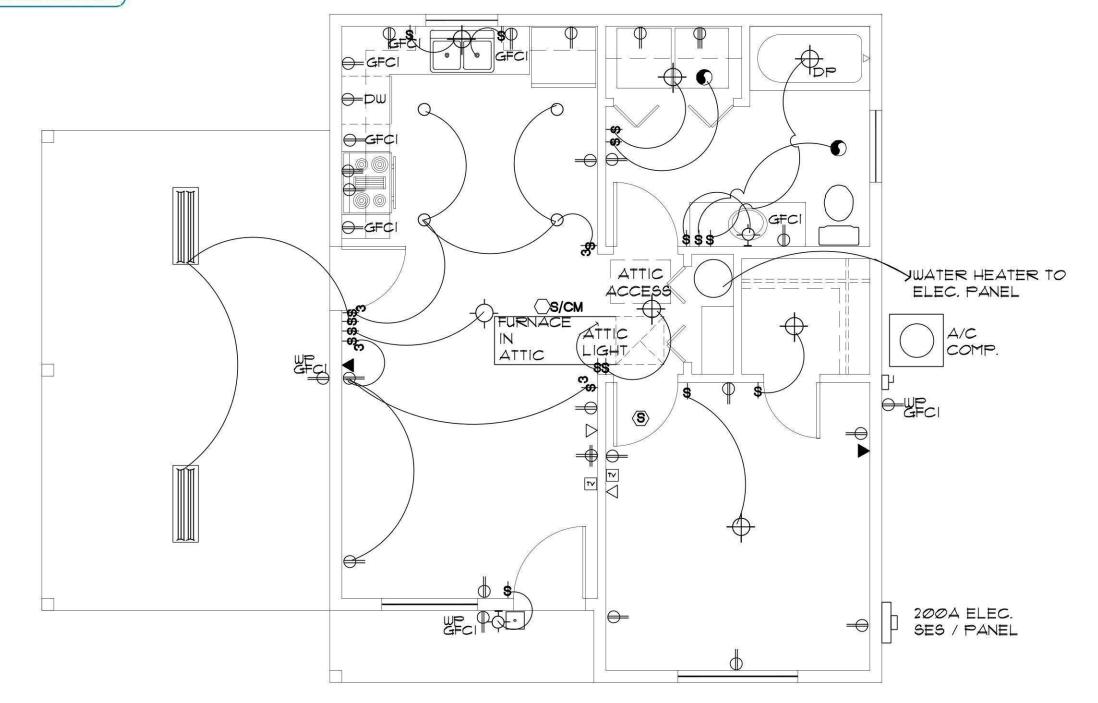
WILL BE BASED

TO GAS SOURCE

Y ON DISTANCE

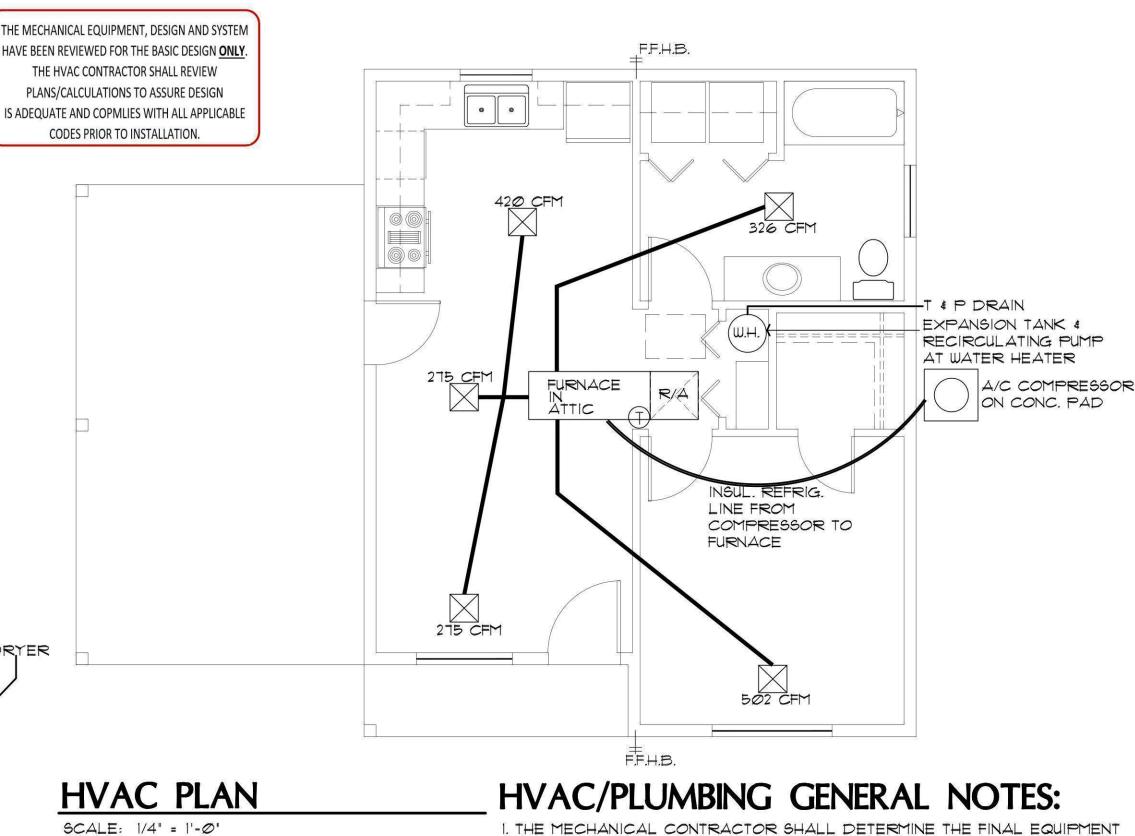
THERMOSTAT

EFFECTIVE APRIL 20, 2006 FULLY SHIELDED FIXTURES ARE REQUIRED FOR ALL EXTERIOR LAMP



### **ELECTRICAL PLAN**

SCALE: 1/4" = 1'-0"



# 1. THE MECHANICAL CONTRACTOR SHALL DETERMINE THE FINAL EQUIPMENT

SIZING, DUCT SIZING, AND DUCT LAYOUT PRIOR TO INSTALLATION. 2. DRAIN AND VENT SIZES TO BE DETERMINED BY PLUMBING CONTRACTOR. 3. WATER HEATER RELIEF VALVE SHALL EXTEND OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' NOR LESS THAN 6" ABOVE THE GROUND AND POINTING DOWNWARD.

4. PROVIDE A PAN, AND DRAIN FOR THE WATER HEATER.

5. THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AS RECOMMENDED BY THE MANUFACTURER AND SHALL TERMINATE AT THE EXTERIOR OF THE BUILDING. IT SHALL NOT EXCEED 25' IN LENGTH WITH REDUCTIONS FOR BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 3' FROM A PROPERTY LINE.

6. THE SITE PLAN SHALL INDICATE THE LOCATION OF THE GAS SOURCE THE DISTANCE AND PIPE SIZE FROM THE SOURCE, TO THE RESIDENCE, AND THE TYPE OF FUEL (NATURAL GAS OR PROPANE)

1. BI-FOLD DOOR AT WATER HEATER CLOSET SHALL BE LOUVERED FOR COMBUSTION AIR (MIN. REQUIREMENTS OF 100 SQ. INCHES OF FREE AIR).



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MFR

AS NOTED

Date

Scale

Drawn by

Revisions:

Chk'd by : MFR



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90

0

LANS VOTES

84

ELECTRICAL SYMBOL SCI 1 BEDRO <>

SHEET NO:

ME-1

EXTERIOR O

PROPERTY OF YAVAPAI COUNTY, AZ